

# Planning Report

Wednesday, April 26, 2017

## 3 Palm's Restaurant – Patio Accessory Use – 108 N. High Street

### Case Summary

Agenda Item	2
Case Number	17-021 ARB-MPR
Proposal	Review of a patio, exterior modifications, and related site improvements to a previously approved structure, Building Z of the Bridge Park Development, West.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066.
Site Location	Located on the east side of High Street, north of the intersection with Bridge Street.
Applicant	Dublin West A, LLC; Nelson Yoder, Crawford-Hoying
Case Manager	Lori Burchett, AICP, Planner II   614.410.4656   <a href="mailto:lburchett@dublin.oh.us">lburchett@dublin.oh.us</a>
ART Recommendation	Approval of a Minor Project Review with 1 Condition.  1) That the outdoor furniture coordinates with the design of the interior furnishings in a similar and high-quality design.



City of Dublin

17-021ARB-MPR  
Minor Project Review  
3 Palms Restaurant Patio  
108 North High Street

0 150 300  
Feet



Facts	
Site Area	±1.7 acres
Zoning	BSD-HTN: Bridge Street District – Historic Transition Neighborhood
Surrounding Zoning And Uses	North: BSD-HTN: Historic Transition; and Rural District (Residential) East: BSD-P: Public (Scioto River, Future Park) South: BSD-HTN: Historic Transition (Commercial) West: BSD-P: Public (Veterans Memorial Park)
Site Features	<ul style="list-style-type: none"> <li>• Historic Mixed-use Building in Bridge Park Development, West</li> <li>• First floor commercial space within the building</li> <li>• Frontage on N. High Street</li> </ul>
Background	<p><b>April 15, 2015</b>  <i>ARB Development Plan and Site Plan</i></p> <p>The ARB reviewed and approved the (final) Site Plans for the buildings associated with Building Z. The project included approximately 40 residential units, 14,570 feet of office, 13,279 square feet of commercial (retail, restaurant), and an 387-space parking garage.</p>

Details	
Minor Project Review – Accessory Use/Addition	
Minor Project Review	<p>Staff has reviewed this application based on the review criteria for Minor Projects, which include the following sections from §153.059, §153.062, §153.063, §153.066 (D), and §153.066(F)(3) in the Bridge Street District Zoning Code.</p> <p>The proposed patio use is consistent with the approved accessory uses within the district. A covered structure addition is proposed on the north side of the existing building, which includes a garage door system on the north and west elevations. Glass and stone are permitted primary materials; and wood siding and metal are permitted secondary materials.</p> <p>The patio meets the requirements of outdoor dining and seating in terms of maintaining a 6-foot pedestrian clear zone; no outdoor speakers or advertising is proposed; and the application is conditioned that the applicant will coordinated indoor and outdoor furnishings.</p>
Proposal	<p>The approved site plan for Building Z shows a street-level open area at the northwest corner of the building. The applicant is proposing to cover the space with a ±600 square-foot pier framed structure clad with stone, with a metal framed canopy for use as a patio. The canopy is detailed</p>



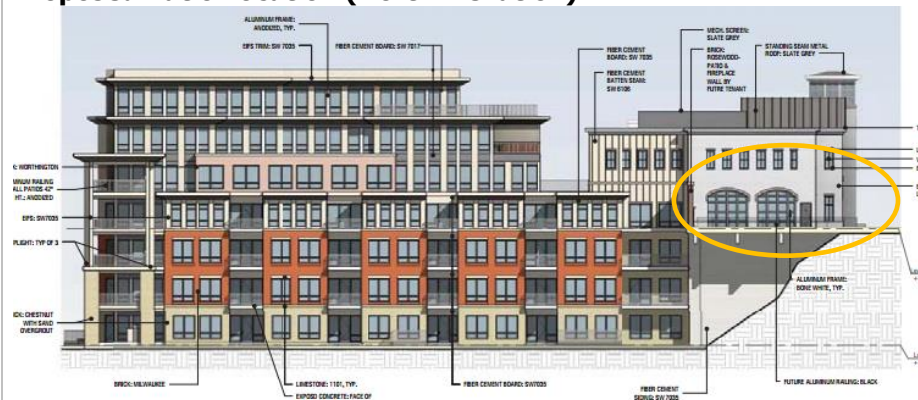
## Details

## Minor Project Review – Accessory Use/Addition

with cement board siding and wood trim elements. A garage door system will be used to enclose the space and a decorative wood awning is proposed on the western façade of the building. Due to the existing building type, the materials for the addition must comply with Building Code fire-rating requirements. The applicant has worked with building staff to ensure the materials selected will meet these requirements. In instances where wood cannot be used, the material will be finished to give the appearance of wood. Fiber cement board is a permissible material through an approved waiver for Building Z.

Accessible access is provided throughout the space. The applicant will install a railing system for access and safety in a material consistent with the surrounding spaces. The patio space includes dining tables and seated areas.

### Proposed Patio Location (North Elevation)



### Proposed Patio Design (From N. High Street)



Analysis	Minor Project Review – Accessory Use/Addition
Process	The purpose of the Minor Project Review as provided in §153.066(G), is to provide an efficient review process for smaller projects that do not have significant community effects. The MPR is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Zoning Code.
a) Similarity to Approved Basic Plan	<b>Criterion Met:</b> No signification alterations to the exterior façade, footprint, or open spaces. The general character of the building is being maintained.
b) Consistency with Approved Development Plan	<b>Criterion Met:</b> The proposal is consistent with the approved existing site layout. No alterations within the right-of-way are proposed.
c) Meets Applicable Zoning Regulations	<b>Criterion Met:</b> The proposed patio is consistent with the Zoning Code requirements with regard to use, materials, and design.
d) Safe and Efficient Pedestrian, Bicycle and Vehicular Circulation	<b>Criterion Met:</b> No alterations within the right-of-way are proposed. Pedestrian, bicycle, and vehicular circulation is not impacted with this proposal.
e) Coordination and Integration of Building and Structures	<b>Criterion Met with conditions:</b> The proposed patio is integrated into the main structure with coordinated design elements including material and color.
f) Open Space Suitability and Natural Feature Preservation	<i>Not Applicable.</i>
g) Adequate Provision of Public Services	<i>Not Applicable.</i>
h) Appropriate Stormwater Management	<i>Not Applicable.</i>
i) Development Phasing	<i>Not Applicable.</i>
j) Consistency with BSD Vision Report, Community Plan and other Policy Documents	<b>Criterion Met:</b> The proposal allows this site to be developed consistent with the Community Plan and the Bridge Street District zoning regulations.

<b>ART Recommendation    Minor Project Review – Accessory Use/Addition</b>	
Approval	The proposed patio meet the requirements of the Zoning Code and is consistent with the character of the Bridge Street District as applied to existing structures. Approval of this application is recommended with one condition.
Condition	1) That the outdoor furniture coordinates with the design of the interior furnishings in a similar and high-quality design.

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